

CITY OF VANCOUVERSPECIAL COUNCIL - FEBRUARY 19, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 19, 1976, at 7.30 p.m., in the Auditorium, Point Grey Secondary School, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Cowie (In the Chair)
Aldermen Bowers, Boyce, Kennedy, Marzari,
Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips, (Civic Business)
Aldermen Bird, Harcourt

CLERK TO THE COUNCIL: Mrs. M. Kinsella.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

South Side of West 37th Avenue
Between Vine and Balsam Streets.

An application was received from Mr. Martin Zlotnik to re-zone Lots 1 - 5 of Subdivision 11, Block 17, D.L.526, being the south side of West 37th Avenue between Vine and Balsam Streets, from (RS-1) One-Family Dwelling District to (RM-3A) Multiple Dwelling District.

The Director of Planning did not approve the application, and the Vancouver City Planning Commission considered the application at its meeting of November 5, 1975. A motion to support the Director of Planning's recommendation was lost (4 to 3). Two other motions were then moved, that recommended that the application be reconsidered as a (CD-1) Comprehensive Development District and that the application also be considered under the (RM-1) Multiple Dwelling District. Both of these motions were lost (4 to 3). The Vancouver City Planning Commission could not reach a decision on application and recommendation of the Director of Planning.

The Director of Planning reviewed the proposed development. The area is presently zoned (RS-1) One-Family Dwelling District and is mainly developed with single family homes. The Director of Planning recommended the application be not approved as it would be an extension of the (RM-3) area to the south, which would allow the development of a higher bulk and intensity of use than presently in the area. He is also of the opinion that the re-zoning would create a great deal of uncertainty and instability in what is presently a well-maintained single-family area. The Director of Planning advised that a petition containing over seven-hundred (700) names opposed to the development had been received by his department. He also advised of the outcome of a Public Information Meeting held by his department on Monday, January 12, 1976, in the area.

Cont'd.

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South Side of West 37th Avenue
between Vine and Balsam Streets (Cont'd)

At that meeting the majority of those present were strongly against the proposed development.

Mr. H. Zlotnik, representing the developers, addressed Council on this matter. He stated that the developers are in favour of a community plan for the area and indicated that, if the application to rezone is not approved, the developers will retain the property as a long-term investment.

The following residents of the area addressed Council. All of them requested that the application to re-zone be not approved and strongly urged no changes in re-zoning until a study had been done on the over-all planning of the Kerrisdale area. The majority of the speakers also urged that the single-family residential nature of the area be maintained and that Council not approve 'spot' re-zoning.

Mr. Eric Wilson,
Mr. J.L. Powell,
Mr. Charles Flavell,
Mr. Dave Thomas,
Mr. Jack Mills,
Sheila Peterson (read a letter from
Mr. Dennis Argue)

Mr. Raphael,
Mr. Allen,
Mr. McCrum,
Margaret Dupley,
Mr. John Lawrence,
Mr. Frank Gerber,

MOVED by Ald. Boyce,

THAT the application from Mr. Martin Zlotnik to re-zone Lots 1 - 5 of Subdivision 11, Block 17, D.L.526, being the south side of West 37th Avenue between Vine and Balsam Streets, from (RS-1) One-Family Dwelling District to (RM-3A) Multiple Dwelling District, be not approved.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

MOVED by Ald. Volrich

THAT the Director of Planning be requested to report to Council on the over-all planning of the Kerrisdale area, with a view to maintaining the residential nature and qualities of the area, in consultation with the citizens of the area.

(Notice)

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MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

SECONDED by Ald. Boyce

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9.10 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of February 19, 1976, adopted on March
9, 1976.

A. Phillips
MAYOR

B. J. Little
CITY CLERK